

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Carson-Andrews Mill and Ben F. W. Andrews House

Washburn vicinity, Rutherford County, RF0446, Listed 6/4/2008

Nomination by Davyd Foard Hood

Photographs by Davyd Foard Hood, December 2005



Carson-Andrews Mill



Ben F. W. Andrews House

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of property

historic name Carson-Andrews Mill and Ben F. W. Andrews House

other names/site number Andrews Mill

2. Location

Both sides of SR 1007 (Andrews Mill Road), east, south, and west of junction
street & number with SR 1796 (Engineer Road) not for publication N/A
city or town Washburn vicinity X
state North Carolina code NC county Rutherford code 161 zip code 28018

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination
request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
X meets does not meet the National Register Criteria. I recommend that this property be considered significant
nationally X statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

North Carolina Department of Cultural Resources

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional
comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

entered in the National Register

See continuation sheet.

determined eligible for the
National Register

See continuation sheet.

determined not eligible for the
National Register

removed from the National Register

other (explain):

Carson-Andrews Mill and Ben F. W. Andrews House
Name of Property

Rutherford County, NC
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>4</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>1</u>	<u>3</u>	structures
<u>1</u>	<u>0</u>	objects
<u>7</u>	<u>3</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: <u>INDUSTRY</u>	Sub: <u>mill</u>
<u>DOMESTIC</u>	<u>single dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure</u>
<u>AGRICULTURE</u>	<u>agricultural field</u>

Current Functions

(Enter categories from instructions)

Cat: <u>VACANT</u>	Sub: <u></u>
<u>DOMESTIC</u>	<u>single dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure</u>
<u>TRANSPORTATION</u>	<u>road-related</u>

7. Description

Architectural Classification (Enter categories from instructions)

Federal
Greek Revival
Colonial Revival

Materials (Enter categories from instructions)

foundation	<u>Stone</u>
roof	<u>Metal</u>
walls	<u>Weatherboard</u>
	<u>Brick</u>
other	<u>Wood</u>
	<u>Brick</u>

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet

Carson-Andrews Mill and Ben F. W. Andrews House
Name of Property

Rutherford County, NC
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or a grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Industry

Period of Significance

ca. 1830-1927

Significant Dates

ca. 1830-1835

1908

1927

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: Division of Archives and History, Raleigh, NC

Carson-Andrews Mill and Ben F. W. Andrews House
Name of Property

Rutherford County, NC
County and State

10. Geographical Data

Acreage of Property approximately 35 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing
1 17 423850 3918790
2 17 424140 3918800

Zone Easting Northing
3 17 424350 3918660
4 17 423250 3918500
X See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Davyd Foard Hood

organization _____ date 3 November 2006

street & number Isinglass, 6907 Old Shelby Road telephone 704/462-1847

city or town Vale state NC zip code 28168

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name See continuation sheet

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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7. NARRATIVE DESCRIPTION

Note: The Carson-Andrews Mill and Ben F. W. Andrews House, and their related resources, are located on both sides of Andrews Mill Road (SR 1007) at its crossing of Roberson Creek about 1.7 miles northwest of Washburn and the Washburn Historic District (NR, 2002) in east central Rutherford County. These buildings stand in the rural countryside about six miles north of Forest City, the largest city in Rutherford County. The following entry (#1) for the grounds of the Carson-Andrews Mill and the Ben F. W. Andrews House also provides an introductory overview for the property and the resources following this entry.

1. The Grounds of the Carson-Andrews Mill and the Ben F. W. Andrews House
Ca. 1830-ca. 1940
Contributing site

The acreage included in this nomination, comprising approximately thirty-five acres of the 190-acre Carson family holding consolidated in the ownership of the Andrews family between 1878 and 1886, includes the site and setting of the Carson-Andrews Mill, the Andrews House, the miller's house,, and associated resources. This acreage, occupying the north central portion of the larger 190-acre tract, was the scene of continuous milling operations that began here in the later eighteenth century during the ownership of Thomas Welch and continued through ownerships in the Cansler, Carson, and Andrews families into the early 1930s. The boundary incorporates lines dating to 1853, when the Catherine Carson dowry was set apart within the larger Carson plantation; the paths of both Andrews Mill and Engineer Roads; lines crafted in 2004 for the division of the acreage among the three daughters of James Milton and Wanda Patricia Andrews; and others that are drawn to embrace the historic resources and their setting within an appropriate boundary. All of the resources are located within this boundary.

The nominated acreage has a gently rolling topography and is generally open or lightly wooded. The historic tract is bisected by two principal arteries. The older of the two is the run of Roberson Creek which flows east to west in a circuitous route through the northern section of the acreage. At a point approximately 350 feet west of the Carson-Andrews Mill, the waters of Roberson Creek are joined by those of Hunting Creek which enters the nominated acreage from the north. Nearby, on the north side of Roberson Creek and east of the junction of these waterways, stood the grist and sawmills operated by John Cansler, recorded on the historic plat, and supplanted ca. 1830-1835 by the Carson-Andrews Mill (#2).

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Approximately one-half the length of asphalt-paved Andrews Mill Road (SR 1007), the second artery in the nominated acreage, incorporates the historic path of a road linking Washburn crossroads on the east with the Brittain's Church community some five miles to the west. This length is the section of the road from the east boundary of the nominated property to a point just west of the barn foundation. Here the historic public road made a ninety-degree turn and carried across Roberson Creek where it continued on a path to connect with today's Engineer Road (SR 1796). During the first half of the twentieth century the crossing of Roberson Creek was made by way of a metal truss bridge whose cast-in-place concrete abutments remain visible on both sides of the creek. In 1954 that road and the metal truss bridge were made redundant when Andrews Mill Road was extended on its present path to the northwest and a new junction with Engineer Road. This new routing was built along and then across the mill race and over the site of the long-lost cotton gins and the sawmill whose operation is reflected in the survival of the metal wheel (#3). The wheel remains in its stone well on the south edge of the new roadway and adjoining the wood deck bridge that carries Andrews Mill Road across Roberson Creek.

In addition to the resources described in the inventory list, the landscape of this historic property is marked by the remains of three features which figure in its history. The earliest of these is the path of the earthen mill race that carried water to power the mills from an impoundment of Roberson Creek east/northeast of the Andrews barn. The race path appears as a linear depression in the ground and is visible along its westerly course lying immediately north, generally parallel with, and downgrade of the Andrews Mill Road and between it and Roberson Creek. The west end of the race was covered over when grading and paving for Andrews Mill Road was undertaken in about 1954. The second feature, the aforementioned poured-in-place concrete abutments for the early-twentieth century metal truss bridge, also remain on the northeast side of the present road. Their upper sections, on which the bed of the bridge rested, are visible on both sides of Roberson Creek. The third of the three features, located here on the north side of Andrews Mill Road, is the poured-in-place concrete foundation for the frame barn built by Mr. Andrews in the early twentieth century. The rectangular, center passage plan of the barn is clearly visible as are the two parallel pens. The unused, deteriorated barn was pulled down in 2004.

The grounds of the historic nominated acreage reflect that combination of developed and natural areas typical of important rural county residences. The Ben F. W. Andrews House (#4), standing on the south side of Andrews Mill Road and facing north, occupies a large, open grass covered lawn with little shade at the near center of the property. A long gravel drive carries west from Andrews Mill Road to an informal parking area behind the house. A small stand of white pines is located about midway between the drive and the road. Located northwest of the house is an

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informal garden that merges with the lawn and features *Buxus sempervirens*, six dogwood trees, three magnolias, an American holly, old granite mill stones, and a sun dial. The boxwood was planted as landscaping for the now lost 1930s dower cottage of Minnie Andrews. A low stone retaining wall, planted with English ivy, carries parallel with the west side of the house. The lawn surrounding the house is well-maintained and mowed on a regular basis. The west edge of the lawn merges with a grass-covered slope that drops to the west to the large meadow in the bottom between the Carson-Andrews Mill (#2) and the miller's house (#8.) The slope and meadow are mowed on a less frequent basis. This expansive open grass-covered landscape is flanked on the north and west by an open woodland of volunteer native trees including aged sycamores standing along the damp creekside. The house lawn and meadow are flanked on the south and east by the pine plantations planted in 1976-1977. They occupy acreage that was planted in cotton in the early twentieth century and was used as pasture in the mid-century.

2. Carson-Andrews Mill
ca. 1830-1835
Contributing building

The Carson-Andrews Mill, erected ca. 1830-1835 by James Withrow Carson and purchased by James Milton Andrews and his son in a series of conveyances between 1878 and 1886, is a two-story-with-attic heavy timber frame grist mill. Standing on a high mortared stone foundation and covered with a side-gable sheet metal roof, the mill is the oldest known frame grist mill in North Carolina west of the Yadkin River and junior only to Rowan County's brick Kerr Mill (NR, 1976) of 1822 in this vast region of the state. Although the building has a somewhat forlorn appearance as a result of its unpainted weatherboard sheathing and the loss of the blinds and doors which originally occupied the openings in its elevations, the building is structurally sound and remarkably well-preserved. It has suffered some water damage/rot in the past in the northeast corner and on the east front of the second story floor. The only notable alteration to its original fabric through the course of about 170 years was the addition of a squat square-in-plan frame louvered cupola by the Andrews family, probably in the 1880s after they obtained complete ownership of the property. Inside the mill, except for the half-story collapse of the hurst frame onto the dirt-floored ground level, the building stands effectively as completed in the early 1830s. While the front of the mill faces east/southeast, it will be described as facing east for convenience.

Lean and utilitarian in appearance and sheathed with unpainted weatherboards, the Carson-Andrews Mill has simple, transitional late Federal/Greek Revival style finish that appears on the exterior on the window surrounds and the shallow, molded flush board eaves. The building

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stands on a full-mortared stone foundation that is fully visible on its north, west, and south elevations. The stone is similar in appearance to outcroppings and loose stone in the bed of Roberson Creek and was probably taken from the creek bed, allowed to dry, and then laid up by a skilled stonemason. The mortar at the front of the joints has eroded away; however, traces are visible deep in the crevices of the stone walls. These ground level walls are blind except on the south gable end. Here a wide door opening is asymmetrically positioned to the left (west) of center and a small window opening is similarly positioned right of center. Both openings are braced with heavy timber interior frames. The window opening was glazed at some point in the operation of the mill. Also, a metal flue was inserted in the stone wall between the window and door openings, apparently to vent a stove in the lower level of the building.

The east front of the mill has a symmetrical three-bay arrangement with door openings centered on both levels between smaller openings on either side. The door opening into the floored first story was wider than at present and has been partially infilled with weatherboarding on its south side. The door and window frames are inset and fitted with a simple Federal-style backband molding. The opening to the south of the first-story door opening retains a portion of the right leaf of its original board-and-rail blind. Original (or early) hardware survives in place here and at other openings on the front, side, and rear elevations. There is no evidence the openings on the front elevation were ever glazed.

The two-bay north gable end of the Carson-Andrews Mill is also finished with a symmetrical arrangement of openings on the first and second stories which are likewise framed with backband moldings. The centered opening in the attic has a plain inset, flush frame. The gable end is finished with a rake board carrying under the shallow eaves. Through time three small rectangular openings have been cut into the weatherboards on the north end to accommodate the operation of the mill and its machinery. At ground level the mill's stone wall is engaged with stonework that appears to have formed a well for a long-lost water wheel. There is a small opening in the lower center of the wall which would have accommodated a drive shaft. On the west half of the north wall, the remnants of a weatherboarded screen remain in place. This screen protected the mortared stonework from the spill of water produced by the turning wheel.

The west rear elevation of the mill has two openings per level above the blind stone foundation. Three of the openings are original and have applied backbands, while the smaller, later opening in the south bay of the first story, has a simple board framing the reveal. It is fitted with a top-mounted sliding interior blind that remains in place.

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The south gable end of the Carson-Andrews Mill has a two-bay arrangement on both main levels and an opening centered in the gable end to vent and illuminate the attic. The opening in the west half of the first story and two symmetrical openings on the second level are original and have applied Federal-style backbands. The openings in the west half of the elevation are complementing. The larger opening in the east half of the first story is either a later enlargement of an original opening or an altogether later opening. The attic opening has a plain inset board frame.

The interior of the Carson-Andrews Mill has a simple, altogether utilitarian appearance and features one large single, unpartitioned space on each level. The heavy timber frame construction of the building is entirely exposed. None of the interior walls are sheathed, and so the back sides of the weatherboards are visible on both main levels and the attic gable ends. The construction and outfitting of the mill were surely the work of a master builder/mill-wright, and both the fabric of the building and the surviving (wood) mill machinery reflect a high degree of craftsmanship and simple expert finish. The guttered corners of the sawn-frame building are formed of hewn L-shaped corner posts, which are fitted with diagonal braces linking them with the other structural members that are held by mortise and tenon construction. Each of the three levels of the building have solid wood floors with some original and later cut-outs to accommodate belts and drive shafts to power the mill's machinery.

When operation of the mill ceased in the early 1930s, the equipment was left in place and the building closed. For most of the period since then, the hurst frame with the two complete sets of millstones and their necessary mill machinery remained intact. The hurst frame incorporates heavy wood supports that rose parallel with the stone walls to its floor, across the north fourth of the mill building, which was situated below the mill's first story. The hurst frame, which stood inside the store walls and free of them, bore the weight of the milling equipment, and absorbed its vibrations when in operation. Early in this period some portable machinery from the sawmill and other operations were stored in the building. Over time, the building also came to be used for some household and agricultural storage. However, the building saw little use. In recent decades, particularly after the death in 1987 of Lucy Jean Andrews, the last permanent resident in the Andrews house, trespassers have entered the mill building and carried away portable items. The most serious loss occurred when someone sawed through the great beams supporting the hurst frame and removed the east half of the two beams. In preparation for this the miscreants had moved the east set of mill stones and machinery onto the west part of the hurst frame. The additional weight (and perhaps other factors) caused the west part of the frame to lose stability and to collapse eastward onto the dirt floor of the mill.

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The ground level of the mill has exposed stone masonry walls and a dirt floor. Its original fabric includes heavy supports for the floor above and several rectangular mounts affixed overhead on the floor joists that were used in the milling process. In the twentieth century a manger was built around the supports and cattle were fed here; however, the mill's ground level has been only used for storage in recent decades. A discarded set of French Buhr millstones, with their metal bands and plaster coating, are located in the southwest corner.

The hurst frame, on which the two sets of millstones were mounted, was positioned in the north end of the mill, about midway between the ground floor and the first story. Simple wood stairs or ladders provided access from the lower level to the frame floor and, in turn, up to the main, first-story level. As noted, at some point the heavy timber joists supporting the hurst frame were sawn in half and the east lengths of the two joists carried away. Although the joists were supported by interim upright posts, the remaining west half of the frame and the milling equipment mounted on it collapsed onto the dirt floor where it remains to the present. While dislocated, the west set of stones and its machinery, including the hopper, appears to be complete, and the east set of stones and portions of its machinery also remain.

In plan the hurst frame occupied about one-fourth the floor area of the mill, and the remaining three-fourths of the main first-story level was fully floored. It remains largely as completed in the 1830s. A thick post, finished with lamb's tongue chamfering, is positioned under a heavy beam spanning the length of the mill. A wood crane, also finished with chamfering, is located on the north side of the mill, near the west opening, where it was used to lift the west runner stone for dressing. Part of the east crane lies among the collapsed machinery. Several finished wood mounts and plates are affixed overhead, on the second floor joists. In the southeast corner of the mill a dogleg stair rises in a vertical picket cage to the second story. It is finished with a side-hinged gate of like pickets. Among the items stored on this level are several wood blinds, metal gears, sections of wood elevators for moving grain, a pair of metal bails (which were formerly affixed to the crane for lifting the runner stone), a bearing cup (which serves as the base of the pin on which millstones are mounted), and numerous other small pieces of mill and agricultural machinery as well as domestic items.

The second level of the Carson-Andrews Mill is also a single space that is fully floored. A heavy chamfered post is positioned above its complement on the first story and supports a beam carrying the full length of the attic floor. As below, there are plates and mounts affixed to the attic joists that earlier figured in the operation of the mill. A large wood box, probably originally a part of a bolter, and a wood garner remain here together with sections of a wood elevator for moving grain. The stair to the attic, a single steep flight of wood steps, rises to the west along the

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south wall of the mill's second story. The treads are inset in the ramped sides in an almost ladder-like arrangement.

The attic is floored and finished with a low board skirt around its perimeter that enabled the miller to store grain on its floor. Numerous small pieces of mill equipment including sections of shutes and elevators, leather belting, a rarely-surviving piece of leather belting with leather buckets from a wood grain elevator, a vertical saw blade and other items are stored here. Also here are wood shipping crates including one stamped "Cortright Metal Roofing Company" in which "100 sqr. Feet 10 x 14 Gothic Cortright Roofing" was shipped to Ben F. W. Andrews for his new house (#4).

3. Water Wheel and Stone Mount
 1897
 Contributing object

On 15 April 1897 Mr. Andrews purchased this eighteen-foot overshot steel water wheel from the Hanover Foundry and Machine Company of Hanover, Pennsylvania, for \$675. As part of the purchase agreement the Hanover Company also provided a plan for the mortared stone well mount in which it is positioned. This wheel provided water-driven power for the operation of the sawmill, which stood close by, to the northeast and whose site was obliterated by the relocation of Andrews Mill Road in 1954, the nearby cotton gin, and the Carson-Andrews Mill (#2) through the use of steel gears.

When the path of Andrews Mill Road was re-routed to its present location and the remains of the sawmill were lost, the 1897 steel wheel and its contemporary, rectangular mortared stone mount and well survived essentially intact. As the wood supports for the center axle of the wheel, mounted atop the side walls of the well, collapsed, the large steel wheel dropped to the bottom of the well, where it remains in an upright position. The steel wheel, eighteen feet in diameter and four feet in width, is a three-dimensional wheel comprised of four principal components. The center of the wheel is a heavy axle by which power was transferred, through gears, to the sawmill, the cotton gin, and the Carson-Andrews Mill. Still attached to it, on its southeast side, are two of the large metal gears that carried the water power. The wheel proper, is made up of two large parallel disks, whose outer rims are supported by spokes that radiate from the axle to the rim. The parallel disks of the wheel are joined at the rims by closely-spaced U-shaped metal buckets, which carry between them. The force of water, flowing from the race and filling the buckets, in an overshot fashion, cause the wheel to turn and, in turn, generate water power.

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4. Ben F. W. Andrews House
 ca. 1904-1908
 Contributing building

The Ben F. W. Andrews House, said by the owners to have been begun about 1904 and occupied by the Andrews family in 1908, is an imposing, well-preserved Colonial Revival-style weatherboarded frame house. The house is composed of two blocks. The main body of the house is a center-hall, double-pile plan two-story block that faces north across the path of Andrews Mill Road to Roberson Creek and the wooded hills rising above its banks. A pedimented, two-tier center-bay porch shelters entrances on both levels and is inset in a one-story classical porch that carries across the three-bay façade and along the full length of the house's east and west side elevations. The porch wraps the house's southeast corner and then continues across the back of the house to engage the one-story ell, which is positioned behind the tier of rooms on the west side of the center hall. The porch then carries almost fully along the east side of the ell. The main block stands on mortared stone piers that are essentially hidden behind the encircling porch. Its brick piers with lattice infill are linked by a low concrete sill that serves as the base of the wood lattice panels. The ell stands on a full brick foundation that encloses a service basement. The house's elevations are sheathed with plain weatherboards and framed by simple cornerboards that rise to shallow, boxed and molded eaves. One-over-one sash windows throughout the house are set in plain-board surrounds with shallow drip caps. Nearly all of the window openings retain their louvered blinds. Painted Gothic-pattern metal shingles cover the low hip roofs of both blocks which are pierced by three brick chimneys. The paired chimneys of the main block flank the widow's walk atop the roof. It is encircled by a turned balustrade between square piers. The house is painted white; the roof is silver.

The symmetrical three-bay north façade of the Andrews House is dominated by the pedimented double-tier porch, which is set between the windows flanking the doorways and occupies almost one-half of the elevation. It is supported by four columns on each level whose spacing continues on the one-story porch. The molded pediment is sheathed with Gothic-patterned metal shingles and fitted with an arch-headed louver. The wood columns have round bases on square plinths and molded terra cotta Roman Ionic capitals. The shallow rise of the one-story porch's hip roof is complemented by a paneled frieze across the center of the two-tier porch which also serves as the base for the railing on the second floor. The wood front steps are inset in the porch, rather than projecting. Their three-step rise to its wood floor is flanked by axial extensions of the railing that terminate with round piers supporting turned vase finials, which frame the first-story entrance. Here a glazed wood door is flanked by two-pane figured glass sidelights above molded panels. The composition is surmounted by a stained glass transom whose elliptical top is echoed in a

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complementing arch in the porch's ceiling. On the second-story the replacement, partially glazed door and its sidelights are below a flat-headed three-part transom.

The west elevation of the Andrews House has an asymmetrical fenestration that reflects accommodation to the plan and family circumstances. Here, as on the east elevation, a pedimented gable is centered and inset in the porch roof above an interruption in the railing, where wood steps descend to the lawn. Originally, on both levels of the main block, the rooms in the northwest corner of the house were illuminated with single windows in complementing centered positions while the southwest rooms were fitted with two symmetrically-positioned windows (to make up for the fact that their south elevations were occupied by the ell). This pattern remains intact on the second story; however, on the first story a door was soon added beside (south of) the window in the parlor to provide access to the porch. In 1935 a doorway was cut into the wall between the paired windows illuminating the dining room in the southwest corner. It was fitted with a partially glazed door that provided access to the dining room from the four-room frame dower cottage erected for Minnie Stewart Andrews following her son's marriage in July 1934. Now removed from the Andrews acreage, it stood immediately west of the house in the area where boxwoods, planted at the time of its construction, continue to grow. The west elevation of the ell also reflects its two-room plan. Two windows are symmetrically positioned in the wall of the kitchen, adjoining the dining room, in the north end of the ell. Small four-pane windows are located below these windows in the brick basement wall. A single window occupies the south bay of the elevation and illuminates a pantry/store room. Here, slightly south of center, the exterior access to the basement, comprising concrete steps with brick side walls, is sheltered by a front-gable roof supported by six short, robust turned columns.

The east elevation of the main block essentially replicates the original fenestration pattern of the west side except that the second story has only two symmetrically-positioned windows: there are no doors opening from either room onto the porch here. However, on the south side of the main block, doors open from the porch into the southeast corner bedroom and the house's center hall. Single windows occupy complementing positions on the second-story rear elevation. A gable-roof dormer, on center in the roof, is fitted with a straight-headed louver to vent the attic. The east elevation of the ell has a three-part division that mirrors its west side except that the outer bays contain doors, which open into each of its rooms, while the center bay holds a conventional window. The south wall of the ell has paired three-pane windows in the basement wall, a single, centered window on the first-story level and a horizontal louver directly above it, just below the eave.

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The doors centered in the north and south elevations of the Andrews House open into the spacious center stair hall that is the most impressive of its well-preserved interior spaces. Its principal features are the elliptical ceiling, whose arch echoes the arched top of the stained glass transom, and the well-developed stairway. Both are oak, as are the vertical tongue-and-groove wainscot set between a molded baseboard and chair rail and the five-panel doors and their surrounds. The symmetrically-molded door surrounds rise from inset plinths to bulls-eye cornerblocks. All of this woodwork has a light clear varnish coat which has mellowed through a near century, and it presents a rich nutty brown contrast to the white plaster walls. This warm coloring is enhanced by the predominantly ochre, green, and lilac glass in the transom.

In the north front of the hall doors in pendant positions open into the northwest and northeast corner rooms: the northwest room was always the parlor while the use of the northeast room, now a bedroom, changed through the generations. The doors into the southwest room, always the dining room, and the room in the southeast corner which was probably originally a family sitting room, are positioned slightly offset and south of the hall's center. The staircase, which incorporates three rises of different lengths, two landings, and a bench, is enhanced by a paneled and openwork screen, anchored by a paneled starting newel, that is positioned perpendicular to the west wall, immediately south of the dining room door. The decorative panels are framed with egg-and-dart molding. The stair begins with a short two-step flight, parallel with the hall's length, that ascends westward to a square landing behind the screen. The stair's longest flight of steps then rises to the south along the hall's west wall to a landing that carries across the full south end of the hall. A third, shorter flight of steps then rises to the north and the second-story hall along the east wall. These rises and the landings are protected by robust turned railings carried by a shaped and molded handrail. A bench is built into the staircase beside, south of the initial rise, and the enclosure under the stairs is used as a closet.

The finish and appearance of the ten rooms in the Andrews House include the molded baseboards, doors, and surrounds on both their windows and doors that replicate those in the hall. The doors are of two designs and feature either five horizontal panels or the conventional five-panel turn-of-the-century configuration. They are fitted with metal knobs and back plates. Except for the parlor, these rooms have pine floors, which are either varnished or painted, painted plaster walls except for the parlor, dining room, and kitchen, which are with a sheathed wainscot, and sheathed tongue-and-groove ceilings that are all painted white. The house's nine principal rooms have fireplaces that were fitted with either bought or locally-crafted mantels. Six of the mantels remain in their original location while two have been relocated in the house and a third one removed. In the five rooms originally conceived as bedrooms, shallow closets with shelving are located on each side of the fireplaces, and they are fitted with paired seven, horizontal panel

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doors. All four of the second-story bedrooms retain their doors, while those in the first-story northeast corner bedroom were removed. That change and others that will be noted occurred in about 1964 when the rooms on the east side of the hall became the residence of Lucy Jean Andrews and her sister-in-law, Mrs. James M. Andrews Sr., and the hall and west tier of rooms served (until 1970) as the home of James Milton Andrews Jr. and his family. Portions of the woodwork in the rooms have been painted white at different times by the four generations of the family who have resided here. Original multi-globe light fixtures remain in the hall and the living and dining rooms while the bedrooms are simply fitted with a single bare bulb on a dropped cord. Except for the painted surfaces in various rooms, the interior decoration remains intact unless noted.

The parlor occupies the northwest corner room of the Andrews House and it has experienced two changes since 1908. In about 1935 James Milton Andrews Sr. had a doorway cut into the room's west wall to provide access to the side porch and his mother's dower cottage. The opening was fitted with the original door opening from the second story hall onto the porch where a new door was installed. In 1964 when Mr. Andrews Jr. and his family occupied the west side of the house, he opened a doorway in the room's south wall, on the east side of the fireplace, to link the room with the dining room and enclosed a closet in the southeast corner of the parlor. Both are fitted with modern hollow-core doors. Otherwise, the room's decorative treatment remains intact and includes an oak Mission-style mantel with mirrored overmantel and the classically detailed metal light fixture.

The interior decoration of the dining room is the most developed of any room in the house, after the center stair hall, and it survives intact except for a built-in china cabinet, which was lost when the doorway connecting with the parlor was installed on the east side of the fireplace. It, along with the matching, surviving built-in cabinet on the west side of the fireplace, had paired paneled doors on the storage unit in the wainscot level and paired two-pane glazed doors on the display cabinet above. The simple, classically detailed mantel is said to have been relocated here from the bedroom above the dining room. In the opposite, south wall of the dining room, a slightly off-center door opens into the kitchen and a rectangular pass-through is fitted with shelves and paired two-panel doors. While it could be used for foodstuffs, the pass-through was principally for the exchange of used and washed tableware. In 1935, Mr. Andrews Sr. opened a doorway between the two windows in the room's west wall and installed a partially glazed door opening onto the porch and accessible to the dower cottage.

The finish of the kitchen in the north end of the ell is effectively the same as that in the dining room and parlor. The fireplace on the south wall is fitted with a classically styled mantel

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featuring round columns and an applied wreath on the frieze above the firebox. A door on the east side of the projecting chimneybreast opens into the pantry/store room in the south end of the ell. Here the original stair to the basement is enclosed in the southeast corner of the room. The early-configured shower area in the northwest corner of the room was replaced by Lucy Jean Andrews with a conventional bathroom enclosed on the south side of the room. The remaining space is now a utility room.

On the east side of the hall, the bedroom in the northeast corner has experienced the most change of any room in the house. In the 1960s when it became a sitting room for Lucy Jean Andrews and her sister-in-law, Mrs. James M. Andrews Sr., the closet on the west side of the fireplace was removed and the opening reconfigured as a doorway linking it with the family's original sitting room in the house's southeast corner. At the same time, the paired doors on the closet on the east side of the fireplace were removed and the open shelves used for books. The mantel here was replaced with a brick mantel. Fortunately, no change was effected in the fabric and appearance of the family's original 1908 sitting room except for the new doorway in its fireplace wall, which was fitted with a reused five-panel turn-of-the-century door. The classically detailed mantel features chamfered pilasters between bases and impost panels decorated with applied bull's-eyes. The mostly enclosed dogleg stairway rising in two flights in the southwest corner of the room has an exposed foot finished with a robust turned newel and turned railing. The closet under the stair was fitted up as a bathroom in the 1960s, when this room also housed minimal kitchen facilities for Miss Andrews and her sister-in-law. The bathroom fittings have been removed.

The second-story hall and the four bedrooms opening off it retain their original fabric and appearance except for the mantel in the bedroom above the dining room, whose original location in the house is uncertain. In the hall the baseboard, wainscot, and chairrail are oak while the doors into the bedrooms and their surrounds, as well as the door frame at the north end of the hall, are pine and stained and grained to resemble oak. The northwest bedroom, above the parlor, has a mantel on its south wall featuring paired scroll-sawn brackets rising beside the molded frieze to support the mantel shelf. Here, as in the other three bedrooms the paired closets flanking the fireplace retain their original paired seven-panel doors and interior fittings. In a pattern repeated in the other bedrooms one closet is fitted with horizontal shelves, here the east closet, while the other closet, in this instance the west closet, is fitted with side-mounted hooks for hanging clothes. The neo-classical oak-veneer mantel in the bedroom in the southwest corner of the house, above the dining room, has round columns supporting the shelf and a framed over-mantel mirror. (Whether it might originally have been in the first-story northeast bedroom or the dining room is unconfirmed.) The bedrooms on the east side of the center hall both have original mantels with mirrored overmantels. The factory-made mantel in the northeast room has an oak-

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veneer finish and scroll brackets that support the principal shelf and the secondary shelf above the mirror. In the southeast bedroom, the mantel is made of cherry wood and features paired sawn, shaped brackets supporting both the shelf above the firebox and the shelf above the beveled mirror. It appears to be the work of a skilled local craftsman.

5. Flower House
ca. 1908-1910
Contributing structure

Brick flower houses, also called flower pits, were an uncommon feature of domestic house grounds in early twentieth century North Carolina. Some had the octagonal form of this one-story house while others, as those which stood in Catawba County at Isinglass and in the Cooksville community, were rectangular buildings with shed roofs. They reflected the particular gardening interests of the more-affluent countrywoman and afforded her the opportunity to overwinter favored and prized plants. This brick flower house standing in the lawn, about thirty-five feet southeast of the house, stands on a concrete foundation and has a polygonal roof of asphalt shingles rising to a wood finial. The north and northwest sides of the octagon are blind. The tall rectangular opening on the south side is fitted with a replacement four-panel door while the other five like openings hold four-over-four sash windows. The interior has a sunken, later poured concrete floor, plaster walls, and a later plywood ceiling.

6. Privy
ca. 1925-1940
Contributing building

Standing in an unexpectedly visible location, this simple frame one-story shed-roof building is sheathed with flush vertical boards and covered with 5-V sheet metal. It stands on a poured/cast concrete pad and has a concrete mount for a flat wood seat. The door is lost from the opening on its south front. This privy was used by outside help.

7. Bridge
1954 (with later repairs)
Noncontributing structure

This timber-floor bridge carries Andrews Mill Road (SR 1007) across Roberson Creek. According to North Carolina Department of Transportation records the bridge was originally built in 1954 when the path of the road was rerouted. Department records do not indicate any

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replacement of the original bridge, however, repairs, rehabilitation, and reconditioning work, including reflooring, have been performed over time. The bridge is elevated high above Roberson Creek and supported by timber piles encased in concrete. The timber floor of the bridge rests on sixteen-inch steel I-beams. The bridge is 122 feet long and has a roadway width of nineteen feet between the parallel wheel guards that serve as the bases of the heavy timber railings on its sides. A three-inch asphalt cover is laid over the bridge's timber floor.

8. Miller's House
 ca. 1870-1890
 Contributing building

According to Andrews family tradition this deteriorated two-story weatherboarded frame house long served as the residence of the miller employed to operate the grist mill. For much of the period it was occupied that tradition is accurate; however, whether the house was built specifically for the miller and his family or by a member of the Carson family as a residence and came to be occupied later by millers is unclear. The evolving ownership of the mill in shares, from the death of Mrs. Catherine Carson in 1867 until the sale of the final twenty percent of Carson family ownership in 1886, also factors into the history of the house. The first identified occupant of the house is Henry Kerr Smart (1825-1915), a nephew of James Withrow Carson, who was living in the house in August 1892, when Bessie Lona Smart (1892-1989), his granddaughter and the natural daughter of Nancy Isabella Smart, was born. In 1934, after the mill ceased to be operated, the house was occupied by James Milton Andrews Sr. and his wife following their marriage. The couple was living here when their first child was born in June 1935. It was last occupied in the 1940s. During the past half-century the house has been used for farm storage and related purposes.

Standing on stone piers, sheathed with unpainted weatherboards, and covered with a side-gable roof of 5-V sheet metal, the house has a two-story, single-pile main block and a two-room one-story rear ell. The front and side eaves of the house have projecting rafter ends which are fronted with a fascia board. Ghost marks of its original hip roof porch are visible on the three-bay north façade. A transom over the center door has lost its glazing as have the window openings; however, several six-over-six sash windows are stacked inside the house. A traditional five-panel turn-of-the-century door is mounted in the doorway and doors of this pattern survive elsewhere in the house. The handsome brick chimneys centered in the east and west gable ends are arguably the most distinguished feature of the house and well-built. Both stand on low stone bases, are laid in one-to-six bond (with some variation), and have stepped shoulders. The east chimney has a tall eleven-course stepped brick base while the west chimney has a six-course

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base. The flanking window openings here as on the façade have plain board surrounds with drip caps. The kitchen-dining room ell has paired two-part windows on its west elevation and another on its south gable end which reflect the later addition of a same-sized window beside the original single openings. An interior brick chimney rises between the two rooms. On the east side of the ell the original service porch has been replaced by a shed covering a now unused cattle feeding trough built against the side of the ell.

The interior of the house was built on a center, stair hall plan; however, the first-story partition on the west side of the hall was taken down and the hall is now incorporated into a large living room. The flooring and flush board sheathing on the walls and ceilings is generally consistent and five-and-a-quarter inches in width. Plain boards of like dimensions enframe the window and door openings. In the living room the traditional pilaster and lintel mantel with a curved shelf has been loosened from the wall but remains in the room, while an identical mantel survives in place in the east room. Both hearths are stone as are those in the kitchen and on the second story. The stair rises to the north along the former hall's east wall and the area under it is enclosed with flush vertical boards as a closet. The corkscrew foot of the stair is anchored by a chamfered newel that carries a molded handrail and square picket railing. The second-story bedroom mantels are simple versions of those on the first story. The dining room, abutting the main block on the south, was not fitted with a fireplace; however, the kitchen in the south end of the ell has a mantel replicating the one in the living room.

9. Shed
ca 1960-1965
Noncontributing structure

This rudimentary rectangular shed, with cedar posts supporting the 5-V sheet metal roof, was constructed as a feeding shelter for beef cattle. The cattle were fed in a simple wood trough on the east side from a nearby ground-level silo that is now graded over. The shed includes a holding area, where animals could be penned for medication, and a ramp for loading on its south end.

10. Shed
ca. 1950-1955
Noncontributing structure

This small, deteriorated rudimentary one-story shed was built as a shelter for scales used to weigh beef cattle before loading for transport to sale. It was built as a shed alongside a small

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frame barn, which was pulled down in about 1980. The shed has simple upright supports and a sheet metal shed roof. The principal scale mechanism remains here, however, the weights have been removed (and subsequently lost). The structure has stood largely unused for the last quarter century and has received no maintenance

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8. NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

Occupying acreage which may have been the site of a milling operation in the American colonial period, the Carson-Andrews Mill and Ben F. W. Andrews House have important places in the history of North Carolina and Rutherford County. The Carson-Andrews Mill, a transitional Federal/Greek Revival-style frame mill erected ca. 1830-1835 by James Withrow Carson, is both the oldest known surviving mill building in Western North Carolina and, together with Yates Mill in Wake County, Kerr Mill in Rowan County, and others, one of the half-dozen oldest grist mills in the state. It holds statewide significance in the areas of architecture and industry. The imposing, well-preserved two-story frame Colonial Revival-style house completed in 1908 for Ben F. W. Andrews is an important example of the Colonial Revival Style in Rutherford County and one of a very small group of important houses erected in rural Rutherford County in the early twentieth century when the economic initiative was passing from the countryside to the towns and mill villages of a burgeoning textile-dominated order. The house holds local significance in the area of architecture. Both buildings, their grounds, and associated outbuildings satisfy National Register Criteria A and C. The period of significance begins in ca. 1830-35 with the construction of the Carson-Andrews Mill; it ends in 1927 with the death of Ben F. W. Andrews, who brought industrial operations at this site to their highest development, and whose demise, coupled with family circumstances and the coming of the Great Depression, effectively ended industrial enterprise here.

The history of the property as a place of milling operations begins in 1767 when a tract of 400 acres "on both sides Robersons Creek joining John Neals Land and including a Mill Shoal" was surveyed and granted to Thomas Welch. In 1800-01 Mr. Welch's widow and sons sold the property to John Cansler (1764-1828) of Lincoln County who operated both a grist mill and a sawmill here in the fork of Roberson and Hunting creeks. Both appear on a contemporary map of his 962-acre holding in the Speculation Lands Collection in the D. H. Ramsey Library, University of North Carolina at Asheville. Between 1825 and 1830 James Withrow Carson (1789-1846), who had married Catherine Cansler (1794-1867) in 1814, acquired over 1,000 acres of the Cansler property. He then built the present mill on the east side of Roberson Creek and generally south of his father-in-law's mills. The mill was owned and operated by the Carson family until 1878. Between 1878 and 1881 James Milton Andrews (1824-1909) acquired an eighty percent interest in the mill and related lands of 190 acres described in a series of deeds as the "dowry of the late Mrs. Catherine Carson." In 1886 his son, Benjamin Francisco Whitfield

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Andrews (1859-1927) acquired the other twenty percent interest in the property, and in 1909 he inherited his father's interests. Ben F. W. Andrews continued to grind corn, wheat, and rye in the Carson mill, to which he added a cupola. He also added saw and planing mills and a cotton gin to his rural industrial complex, and then erected a handsome new house for his family. Although some grinding continued on here after his death, virtually all of his operations ceased in the 1930s. His house, the mill, and its 190 acres remained the home property of his daughter, Lucy Jean Andrews (1901-1987), and his son James Milton Andrews Sr. (1907-1964). The Carson-Andrews Mill, the Ben F. W. Andrews House, and the residual acreage remain the property of James Milton Andrews Jr. (b. 1940), his wife, and their three daughters.

Historical Background and Industry Significance

Although the existing Carson-Andrews Mill (#2) is believed to date to ca. 1830-1835, the history of milling operations at this site dates to more than six decades earlier, to 1767 when this property was a part of old Mecklenburg County. On 1 March 1767 a square of 400 acres was surveyed for Thomas Welch (17__-ca 1794). The land was described in the survey as lying "on both sides Robersons Creek joining John Neals Land and including a Mill Shoal" (Land Grant Records, State Archives). Mecklenburg County was then but five years old itself, having been formed out of Anson County in 1762. It was bordered on the east by the dividing line between Anson and Mecklenburg counties, on the north by Rowan County, and on the south by the state's boundary with South Carolina. Mecklenburg County then had no effective western boundary, and its land embraced much of western North Carolina, what is now the state of Tennessee, and beyond (Corbitt, 147). In 1768 a large part of Mecklenburg County, including Mr. Welch's new land, was set apart as Tryon County, to honor Governor William Tryon (Corbitt, 205). With Governor Tryon's removal from North Carolina and the onset of the Revolutionary War, Tryon County proved to be short-lived as a political jurisdiction. In 1779 old Tryon County was divided into two new counties, Lincoln and Rutherford, and named for Revolutionary War figures (Corbitt, 137-38, 188-89, 206). In the space of a dozen years, Mr. Welch's Roberson Creek tract had lain in three political districts, but from 1779 to the present it and the buildings later erected on it have been landmarks in Rutherford County.

Little is known of Thomas Welch and his life in Rutherford County from his acquisition of this property until his death in about 1794. However, he became a man of property and means in the foothills area of Western North Carolina that saw important settlement in the 1760s through 1780s on the lands watered by the creeks emptying into the Second Broad River. In the legislation enacted in 1778 creating Lincoln and Rutherford counties, he was one of five men named to locate and erect the new Rutherford County courthouse.¹

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Thomas Welch apparently did not hold political office in Rutherford County but instead devoted his time to the operation of his plantation and milling operation(s) on Roberson Creek. In his will, signed on 21 August 1793, he made ample provision for his wife Agnes Welch, bequeathed substantial tracts of land to his five sons, James, Thomas, John, David, David Alexander, and Joseph, and devised "one shilling sterling" to each of his four married daughters (Rutherford Wills, North Carolina State Archives). John Welch received the mill property described in the will as "a part of a tract including the mill hole and certain boundary now laid off." Whether Thomas Welch's burial "in a Christian and Decent manner" occurred in the plantation cemetery - that would later hold the remains of John Cansler and his wife is unconfirmed but likely. His grave may well be among a number marked by simple fieldstones or others brought up from Roberson Creek.

Mr. Welch's widow Agnes and at least three of the couple's five sons elected not to remain on their father's Rutherford County lands. In 1800 and 1801 they sold their inherited property to John Chancellor (hereinafter Cansler), a citizen of Lincoln County, who was in the area before 22 September 1798 when he purchased a tract of 200 acres "on both sides of Robersons Creek of Second broad river" from William Harden (Rutherford Deeds, 12-14/98-100). On 13 January 1800 John and David Alexander Welsh (Welch) sold for 140 pounds "both their portions of land on Robersons Creek Including Welsh's Shoals being part of a four hundred (acre) survey pattened to T^s. Welsh" (Rutherford Deeds, 12-14/100-102). Seven months later on 14 August 1800 Joseph Welch and his mother, Agnes Welch, sold a tract of 220 acres on both sides of Robinsons (sic) Creek to Mr. Cansler for \$450 (Rutherford Deeds, 20-21/99-100). This tract included the Welch residence which was bequeathed to Agnes Welch with a life estate and then to pass to Joseph Welch. Next, on 10 December 1801, David Alexander Welsh sold a tract of seventy acres on Roberson Creek to Mr. Cansler (Rutherford Deeds, 20-21/72-73). These purchases of the Welch family were part of a larger series of acquisitions between 1798 and 1804 by which John Cansler came into ownership of some 1,094.50 acres on Roberson and Hunting creeks.²

John Cansler (1764-1828) was the eldest son of Philip Wilhelm Gentzler (Anglicized to Cansler), who was born in Germany in 1741 and in 1749 arrived in Philadelphia with his parents, Johann Conradt and Maria Catharina (Lotz) Gentzler, and three siblings.³ The immigrant Johann Gentzler settled his family in York County, Pennsylvania, and lived there until his death in about 1778. Philip Cansler (1741-1804) married Juliana Wintermyer (1741-ca. 1814) in about 1758, and between about 1758 and May 1766 they became the parents of five children. Early in the fall of 1766, having sold their house and farm, Philip Cansler and his family departed Pennsylvania and came south to old Mecklenburg County where Mr. Cansler acquired lands in 1767 on the South Fork of the Catawba River in what is today's Lincoln County. In 1784-85 when

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commissioners were locating the new county seat for Lincoln County, they selected a 300-acre tract that lay between the holdings of Mr. Cansler and Christian Reinhardt. It was described as being on both sides of "the wagon road leading from the Tuskaseegee Ford to Ramsour's Mill and including the forks of the road leading to Cansler's sawmill."⁴ About this time Philip Cansler relocated to lands some five miles east of Lincolnton where he erected and operated a mill on Leeper's Creek. Stone foundations of that mill survive. (See Roberts, 10.)

In retrospect it seems likely that John Cansler's experience working in the saw and grist mills owned by his father in Lincoln County encouraged his purchase of this property in 1800-01, but how he came to know about it remains unconfirmed. The purchase also appears to reflect very deliberate discussion among Philip Cansler and his four sons: John Cansler, Philip Cansler Jr. (1766-1854), George Cansler (1770-1830), and Conrad Cansler (ca. 1780-1846). While John Cansler, as the eldest son, might have expected to inherit the family's principal holding in Lincoln County under the practice of primogeniture, he appears to have made the decision to cast his lot to the west and to come to Rutherford County. That decision followed on Philip Cansler's conveyance of 236 acres of the Lincoln County homestead to Philip Cansler Jr. in 1795 (Lincoln Deeds, 17/220-21). George Cansler married in about 1797, would inherit the 350-acre Leeper's Creek farm, where his father was buried, and live there until his death. Conrad Cansler inherited some 270 acres on the South Fork of the Catawba River.⁵

In about 1785 John Cansler married Barbara Rudisill (1762-1844), a daughter of immigrant Johann Michael Rudisill who was a large landholder and near neighbor of the Canslers on Leeper's Creek. Four known children were born to the couple between ca. 1786 and ca. 1800. The couple's only son, their first born, was Philip Cansler (ca. 1786-1836) who would marry in Rutherford County, sire a family, and then remove with them to Macon County, North Carolina, where he died. Julia Ann Cansler (ca. 1787-1844), the first of three daughters, married William DePriest (1784-1876) in 1809. Catherine Cansler (1794-1867), who married James Withrow Carson in 1814, would own and operate the family mill after her husband's death and until her own. Relatively little is known of the Canslers's third known daughter Elizabeth (ca. 1800-____), who married Daniel Johnson (1797-1877) and removed with him and their family to Macon County in about the 1830s and later to Monroe County, Tennessee. Neither she nor her family figure in the history of the mill and its operation here.

While there are but few references to the milling operations carried on here by John Welch, a map survives that shows the location of both a grist mill and a sawmill operated by John Cansler. At some point, possibly in the 1820s, as he set about the disposition of his estate, a map of John Cansler's lands was prepared. His Roberson Creek holding was described as 962 acres. It is dated

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"May 8th" but no year is given. The critical information it provides is the location of the separate grist and sawmills. The two were located beside each other and on the north side of Roberson Creek, about midway between the point where Heavener's Creek empties into Robertson Creek to the east and the confluence of Hunting Creek with Robertson Creek to the west. The mills were located a few hundred feet generally north/northwest of the Carson-Andrews Mill (#2).⁶

In 1825 John Cansler executed the first of four deeds by which just over 1,000 acres of Cansler family lands, including the then existing mills, came into the ownership of James Withrow Carson, his son-in-law. This first conveyance clearly indicated John Cansler's decision to put his affairs in order. It also reflected certain realities within his family circle.⁷ On 25 March 1825 John Cansler conveyed a tract of 230 acres "lying on both sides of Robertsons Creek, including the improvement the sd Carson now lives on" to Mr. Carson for \$600 (Rutherford Deeds, 36/43). On 9 February 1828 John Cansler and his son Philip Cansler conveyed a tract of 206 acres "on both sides of Robertsons creek known by the name of Welches old place" to Mr. Carson for \$1,200 (Rutherford Deeds, 36/250-51). John Cansler died on 5 September 1828 and was buried in the plantation cemetery. Finally, on 26 November 1830, Philip Cansler sold his brother-in-law two tracts totaling 570 acres for \$1,330. The larger of the two, comprising 460 acres, lay "on both sides of Robertsons creek including the Mills and improvement formerly owned by John Canslor" while the other tract was described as "lying on the East side of Robersons creek" (Rutherford Deeds, 38/537-39). The language of the deed confirmed Philip Cansler's right to convey all these lands except for the interest that his sister Julia Ann (Cansler) DePriest held in the dower assigned to their mother as the widow of John Cansler. Fourteen months later, on 10 January 1832 William and Juliana DePriest sold her interest in the Barbara Cansler dowry to Mr. Carson for \$40. Mrs. Cansler's dowry was a parcel of 40 acres within the 460-acre aforementioned tract described as "Situate on both sides of Robertsons Creek including the grist mill & the dwelling house of the S^d Barbary Canslor" (Rutherford Deeds 38/425-26). The calls for the boundary mentioned the "grist mill," and next "an appletree in the orchard," as well as "the spring" and "two springs" and "the ditch" six times, which was possibly a reference to the mill race.

James Withrow Carson (1789-1846), the third operator of mills here on Roberson Creek and the builder of the Carson-Andrews Mill (#2), was a son of General John C. Carson (1766-1846) and his wife Mary Withrow, a daughter of James Withrow (1746-1838). He married Catherine Cansler (1794-1867) on 15 February 1814, and between 1815 and 1837 they became the parents of twelve children of whom ten lived to adulthood (Roberts, 125-27). In addition to operating his mill James Withrow Carson served as a deputy sheriff for periods while his uncle William Carson (ca. 1773-1845) was sheriff (1798-1809, 1821-1836) of Rutherford County (Griffin,

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135). James Withrow Carson was elected sheriff in 1838, reelected to a second two-year term in 1840, and served into 1842. His mother-in-law, Barbara Rudisill Cansler, who made her home with the Carsons, died in October 1844 and was buried in the plantation cemetery beside John Cansler. James Withrow Carson died on 24 October 1846 and was buried at Brittain Presbyterian Church, about five miles northwest of his Roberson Creek plantation.

Mr. Carson died intestate and it was not until summer 1853, nearly seven years after his death, that six court-appointed commissioners appraised his real property and divided 730 acres of it in lots among nine of his ten children and his wife (Rutherford Deeds, 46/44-50). Those deeds are dated 9 July 1853.⁸ On 5 July 1853 those six commissioners and seven others assigned a dower interest in the Carson lands to Catherine (Cansler) Carson "Containing one hundred and ninety acres including the Mill" (Rutherford Deeds, 36/54-55).

Catherine (Cansler) Carson survived her husband by twenty years, dying on 31 May 1867, and it is during her ownership and operation of the mill that the first records document the extent of the milling operations here. In the 1850 Rutherford County Census she is listed in the Schedule of Industry as one of only three operators of a "merchant mill" while four other citizens of the county were listed as the operators of a "grist mill," and three of that quartet also operated sawmills. Merchant mills such as Mrs. Carson's were commercial operations with much larger production of meal and flour than grist mills, which generally served their community and ground quantities of corn, wheat, and sometimes rye for local consumption. The Carson mill was the leading mill with a capital investment of \$3,200. During the year ending 1 June 1850, 4,000 bushels of corn and 4,000 bushels of wheat were ground to produce meal and flour, respectively. Joseph Suttle, the next largest mill operator, reported a capital investment of \$2,000 and that he had ground 1,500 bushels of wheat and 4,000 bushels of corn in the preceding year. (illegible) Davis had a capital investment of \$1,000 and reported grinding 1,500 bushels of corn and 3,000 bushels of wheat during the year. C(eburn) L. Harris (1822-1908) was the leading miller who also operated a sawmill. With a capital investment of \$3,000 in the machinery for two different mills he reported grinding 3,000 bushels of corn and producing 124,000 board feet of lumber. John Gilkey with an investment of \$2,000 reported grinding both corn and wheat and the production of 20,000 feet of lumber. Mrs. Carson reported one employee who was paid \$15 per month in wages. An examination of the Population Schedule of the 1850 Census indicates that this employee was probably her nephew, William Cansler DePriest (1818-1897), who gave his occupation in 1850 as "miller" and was then living close by, only two households removed from Mrs. Carson.

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During the final antebellum decade, from 1850 to 1860, important changes occurred in Rutherford County as throughout North Carolina, which enjoyed a final flush of prosperity before the Civil War. Mrs. Carson continued the operation of her mill on Roberson Creek. In the Population Schedule for the 1860 Census she is listed as the head of a household (#219) in Logan's Store Township that included her youngest daughter, Martha (Carson) Rutherford (1834-1871), her youngest son Thomas L. Carson (1837-1908), and their older brother Adolphus B. Carson (1830-1864) who would be a casualty of the Civil War. Thomas L. Carson was listed as a "farmer," and it appears likely that the male then employed in the operation of the Carson mill was John H. DePriest (1820-1880) who lived nearby (household #217 in Logan's Store Township), and whose occupation was "miller." Mr. DePriest was a nephew of Mrs. Carson and a younger brother of William Cansler DePriest who was employed as a miller here in 1850. In 1860 Mrs. Carson was also the owner of four slaves, one fewer than the five she owned in 1850, but only two of the four, a twenty-five-year-old male and an eighteen-year-old female, were of an age to work.

The Civil War and the death of Catherine (Cansler) Carson on 31 May 1867 both brought changes to the life of the Carson family and their milling operations on Roberson Creek. Mrs. Carson was buried beside her husband at Brittain Presbyterian Church. Her real property passed in undivided one-tenth shares to each of her ten surviving children. This property is described in a subsequent series of deeds as "the Dowry of the late Mrs. Catherine Carson" and comprised some 190 acres including the Carson mill and the Carson residence. The circumstances of Thomas L. Carson, who had remained at home with his mother, changed perhaps more than those of anyone in his family. A month and a half after his mother's death Thomas L. Carson, thirty years of age, married Delilah Harrill on 11 July 1867. In December 1868 he purchased for \$656 the one-tenth interest of his older sister Mary L. (Carson) Allen (and that of her husband Robert L. Allen) in their mother's property (Rutherford Deeds, 55/307). He then held a one-fifth interest in the family's major real estate holding, and in 1870 he is listed as the proprietor of the Carson mill in the Schedule of Industry. In the Population Schedule his occupation is listed as "miller," and he is the head of a household (#326) in Logan's Store Township that includes his wife, two young children, and a twelve-year-old black male. Also, in 1870, another one-fifth interest in the Catherine Carson dowry was held by William Toms, the husband of Jane (Carson) Toms, who had long before purchased the one-tenth share of Joseph L. Carson for \$150 on 16 November 1858 (Rutherford Deeds, 49/259-60).

When the number of mills reported in 1850 is compared with those listed in the 1870 Schedule of Industry, the likelihood emerges that a large number went unreported in 1850 which was the first year that the products of American industry were broadly recorded. In 1870 a total of forty-

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two mills grinding corn or corn and wheat were recorded in Rutherford County. Of that number eleven mills, including the Carson mill, had two runs of stone while the others all had one run and were smaller operations with many grinding only small amounts of corn for neighborhood consumption. Several millers were also listed as operators of sawmills and presumably derived their power from the same impoundment that fueled the operation of the grain mill. The Carson mill was also one of only two that reported grinding Wry (sic) into flour as well as wheat and corn into meal.

The operation of the Carson mill in the 1870s and until 1886, when complete ownership of the mill and its surrounding 190 acres passed into the hands of members of the Andrews family, was a complicated business, no doubt, as interests were conveyed incrementally within the family and to others outside the Carson family. The possibility also exists that it was during this period of evolving ownership and operation of the mill that the house long known as the miller's house (#8) was built either for a member of the Carson family or purposefully as a residence of a hired miller. The simple finish of the house suggests it was built ca. 1870 to ca. 1890. By the summer of 1880, when the Schedule of Industry was recorded, and the mill was listed as the Carson Mill Company, six one-tenth undivided interests in the property had been sold out of the family. Early in this period, on 14 January 1873, Thomas L. Carson acquired the ten percent interest of his eldest brother, Dr. John Cansler Carson (1815-18__), for \$400 (Rutherford Deeds, 55/62. With this purchase and that of Mrs. Allen's share, Thomas L. Carson held a thirty percent interest in the mill property. Whether he initially entertained the possibility of acquiring full interest in his late mother's property is uncertain; however, that possibility was thwarted on 14 January 1874, when William P. Carson (1827-1881) sold his one-tenth interest for \$340 to John E. McFarland, sheriff of Rutherford County (Rutherford Deeds, 51/No. 192). On 27 February 1877 Thomas L. Carson executed a mortgage deed for his interests to James Milton Andrews, using it for security for an indebtedness of \$424 (Rutherford Deeds, 54/56-57).

A series of five real estate transactions in 1878 placed the majority ownership of the mill with James Milton Andrews and Andrew B. Long Jr. The first of these occurred on 13 February 1878 when Charles A. Carson, administrator of the estate of Martha (Carson) Rutherford (1834-1871), sold her one-tenth interest for \$300 to Sheriff McFarland (Rutherford Deeds, 54/No. 155). In two transactions on 7-8 May 1878 James Milton Andrews, Sr. acquired four of the family's one-tenth interests. On 7 May Thomas L. Carson and his wife sold their three undivided shares for \$900 to Mr. Andrews (Rutherford Deeds, 55/64-65). Barbara Rudisill (Carson) Elliott (1820-1909) sold her one-tenth interest to Mr. Andrews for \$300 on 8 May (Rutherford Deeds, 55/106-07). Three months later, on 6 August, Sheriff McFarland sold his two shares in the property to Andrew Baxter Long Jr. (Rutherford Deeds, 55/No. 244). That same day D. B. McFarland executed a

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mortgage deed to Andrew B. Long Jr. using as security the one-tenth interest of Adolphus B. Carson (1830-1864) which he had purchased. Mr. Long would come to own this interest. Next on 4 August 1879 Mr. Long bid in the one-tenth interest of the late Philip L. Carson (1826-1875) which was sold at auction; the deed was executed by the estate administrator to Mr. Long on 9 February 1880 (Rutherford Deeds, 55/No. 150).

At this distance it is unclear whether the purchase of shares in the Carson mill property by James Milton Andrews and Andrew B. Long was a cooperative or competitive effort; however, Mr. Long soon removed himself from the scene. On 24 November 1881, he and his wife, Sarah Long, sold their four interests to James Milton Andrews for \$1,800 (Rutherford Deeds, 57/383-85). With this transaction, Mr. Andrews held eight of the ten equal, undivided shares of the Carson mill property. The final recorded transaction conveyed the interest of Jane C. (Carson) Toms (1818-1871), inherited by her four surviving children after the death of their father William Toms (1805-1885), and the one-tenth interest Mr. Toms purchased of Joseph L. Carson in 1858, on 16 September 1886 for \$1,000 to Mr. Andrews' son Benjamin F. W. Andrews (Rutherford Deeds, 61/34-35). With this purchase Mr. Andrews and his son owned the entire property.

James Milton Andrews (1825-1909) was a member of an old Rutherford County family which had established itself here before the Revolutionary War. Samuel Andrews (1750-1810), his grandfather, was one of the founding elders of Brittain Presbyterian Church, established in 1768, which is both the oldest known surviving church congregation in present day Rutherford County and one of the oldest in Western North Carolina. He was a member of a large Scotch-Irish colony, including members of the Carson, Gilkey, Long, McFarland, and Smart families, among others, who are said to have emigrated from the Gettysburg, Pennsylvania, area about the time of the French and Indian War and settled on Cane Creek and other waters of the Second Broad River (Griffin, 3-5, 584-85).

Samuel Andrews's son, Benjamin Franklin Andrews (1776-1830), was married twice, and James Milton Andrews was a child of his second marriage to Elizabeth Watson (1787-1859). Born on 9 March 1824, and knowledgeable of the lucrative, if limited gold mining operations in antebellum Rutherford County, James Milton Andrews went to California in 1849 with Andrew Baxter Long and other sons of Rutherford County and prospered. He was back in Rutherford County in 1856, and in December of that year he married Lucy Melton (1831-1906). Between 1859 and 1875 they became the parents of nine (known) children. Benjamin Francisco Whitfield Andrews (1859-1927) was the first born. A daughter, Sarah Elizabeth California Andrews (1861-1936), arrived next. In October 1859 James Milton Andrews purchased a plantation of nearly 700 acres

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on Cane Creek, including its two-story Greek Revival-style brick seat, from Benjamin Hamilton for \$10,000 (Rutherford Deeds, 48/161-62). That house, in the large rural community historically centered on Brittain Presbyterian Church, remains a family residence.

From 1881 until his death in 1909 James Milton Andrews was the principal owner of the Carson Mill, the Carson family residence, and grounds of some 190 acres; however, Ben F. W. Andrews appears to have taken up the management of the mill, at least in the early 1890s with the expectation that the property would eventually be his. To that end he added adjoining parcels to the Roberson Creek holding in 1891 and 1892.⁹ He was living here, in May 1900 when he married Minnie Jane Stewart (1878-1952), a daughter of L. L. and Jane G. (McFarland) Stewart of Washburn. The groom was forty years of age, one month shy of forty-one, and Miss Stewart was twenty-two years old. Ben and Minnie Andrews were the parents of two children: Lucy Jean Andrews (1901-1987), and James Milton Andrews (1907-1964). Both were born in the expansive (now lost) one-story nineteenth-century frame house, which stood immediately east/southeast of the Ben F. W. Andrews House (#4), and portions of which probably date to the Carson period. Ben F. W. Andrews and his family occupied the house from at least the early 1890s until 1908 when the grand Colonial Revival-style house was completed.

Today the quiet rural setting of the Carson-Andrews Mill and the Ben F. W. Andrews House reflects nothing of the bustle of life here from the 1890s through the late 1920s when they stood at the center of a rural industrial complex serving the surrounding community. They also stood at the center of Mr. Andrews's farming operations, which included cotton as a cash crop and other grains and hay for sale and consumption on the farm. In his farm, mill, and gin operations, Mr. Andrews was assisted by a miller and others who, respectively, occupied the miller's house (#8) and two small frame houses.¹⁰ For most, if not all of this period the production of flour and corn at the Carson-Andrews Mill was joined by the operation of both a saw and planing mill and a cotton gin by Mr. Andrews until shortly before his death on 19 November 1927. The grinding of corn and wheat continued on after his death, on a reduced scale, but by the early 1930s all three operations had ceased and by 1940 the saw and planing mill and the cotton gin were lost. Only the Carson-Andrews Mill (#2) and the overshot wheel (#3) of the sawmill survives. However, evidence of these operations and the buildings that housed them survive in a remarkable series of documentary photographs from the early twentieth century and a collection of family papers, invoices, receipts, letters, financial records, etc., which chiefly span the period from the early 1890s into 1926 when illness struck Mr. Andrews.

The records associated with the operation of the Carson-Andrews Mill (#2) are the most voluminous of the group and they date chiefly from 1896 to 1926. They comprise three essential

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groups of papers. One group of invoices and receipts record the purchase of equipment and tools for the mill including the purchase of a "Midget Marvel Flour Mill" in February 1913 from The Anglo-American Mill Company of Owensboro, Kentucky, for \$1,750 which greatly facilitated his production of flour and its quality. Supplies for the milling operating, including bagging and ties, etc., were purchased from a small number of companies between 1896 and 1926 including J. A. Durham & Company of Charlotte and Davidson & Wolfe of Charlotte, which was his principal supplier of bagging from 1905 to 1926. Mr. Andrews also kept accounts of his production of meal and flour for individuals in notebooks and through other means including that for Pomp Logan and Rome Freeman, two trusted black employees/laborers. The mill records also include materials associated with the insurance carried on the mill and its equipment beginning in 1916.

The question of whether James Withrow Carson continued the sawmilling operations here of his father-in-law John Cansler and to what extent remains to be confirmed; however, as early as 1896 Ben F. W. Andrews is sawing logs, dressing lumber, flooring, and plank, and manufacturing wood shingles here. Documentary photographs record at least two and possibly three buildings for sawing and planing including a building which stood at the site where the overshoot wheel remains in situ. Except for the wheel (#3) in its stone masonry well and some adjoining stone foundations and shafts, the architectural fabric of the sawmilling and planing operations are lost. The other building(s) stood on the north side of the present route of Andrews Mill Road. The records of the sawmilling operation fall into two principal groups: the purchase of equipment and supplies, and listings of lumber sawn for customers and others sold to buyers between 1896 and 1915. The purchase of the overshoot wheel in spring 1897 from the Hanover Foundry and Machine Company of Hanover, Pennsylvania, is well documented and so, too, is the purchase of sawmills and related equipment in late winter and spring 1900 from the De Loach Mill Manufacturing Company of Atlanta, Georgia.

The cotton gin, which stood between the barn and the sawmill/water wheel (#3), appears to have been first operated here by Mr. Andrews and by 1896. Again the records are chiefly for the purchase of equipment and the sale of cotton. Mr. Andrews had a gin by 1896, but in the summer of 1900 he purchased a new gin from the Continental Gin Company of Birmingham, Alabama, and was buying related equipment from the company into 1902. Receipts for the sale of bales of cotton reflect sales to three principal buyers. From 1896 to 1900 he sold cotton to the Henrietta Mills on the Second Broad River in southeast Rutherford County. From 1901 to 1915 Mr. Andrews sold bales to The Florence Mills in Forest City, another joint textile operation of Raleigh Rutherford Hayes and Simpson Bobo Tanner. Smaller quantities of cotton were sold in 1913 to 1915 to E. N. Washburn, the proprietor of the general merchandise store at Washburn,

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about a mile and three-quarters to the southeast (see Washburn Historic District, NR, 2002). Records indicate the commercial ginning operations might have ceased in about 1915; however, in 1925 Mr. Andrews consigned four bales of cotton, probably his own crop, to the North Carolina Cotton Growers Cooperative Association.

The principal evidence of all this late-nineteenth and early-twentieth century industry here on Roberson Creek is the imposing Colonial Revival-style house Ben F. W. Andrews built for his family. While there is one family tradition that suggests the house was begun in 1901 and completed in 1908, when in fact it was occupied, the beginning construction date is more likely about 1904-1905. Again, a small memorandum book among the Andrews papers is the principal source. It contains undated, itemized lists of framing and finish lumber, dimensions of parts of the house and the ell, doors, sidelights, and transom, mentions of molding and window casing, etc., together with listings of "Amt of Brick halled (sic)" on pages which precede an entry for lumber sold with the date "Jan 27th 1905." A receipt dated 24 November 1906 records payment to the firm of D. D. Wilkins in Shelby, a firm which specialized in "Sheet Metals, Slate and Tin Roofing and Metal Shingles" for the time of a roofer at three dollars for nine days and related supplies. In July 1907 Mr. Andrews paid the freight bill for the shipment of doors and sash on the Seaboard Air Line Railway to the Bostic station. Ben and Minnie Andrews and their two young children occupied their new house in 1908. According to family tradition the octagonal brick flower house (#5) was built for Mrs. Andrews about this time.

As the public records indicate, Mr. Andrews was undertaking the improvements to his sawmilling and cotton gin operations and building a new house for his family, in addition to adding a cupola to the mill, on land in which he held only a twenty percent interest. However, he was no doubt privy to the long-held wishes of his father. James Milton Andrews signed his will on 25 April 1900. In it he bequeathed to Ben F. W. Andrews "all my interest in the tract of land known as the Carson Mill tract lying on Robertsons Creek it being eight interests(.) the other two interests belonging to him . . ." and named him as sole executor of his estate (Rutherford Wills, G/366-71). James Milton Andrews died on 7 August 1909 and was buried in the family lot at Brittain Church.

The Andrews family occupied their spacious, stylish house, on a rise overlooking the milling and ginning operations, until Mr. Andrews's death on 19 November 1927. An account of his funeral at Brittain Presbyterian Church was published in *The Sun* (Rutherfordton) on 24 November and described him as a "Member of One of (our) Oldest County Families" and informed its readers that "About one thousand people were present and not more than a third of them were able to secure places within the church." A notice published later in the *Charlotte Observer* noted that

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he died "after a long illness." Mr. Andrews died intestate and his estate simply devolved undivided to his widow and two children.

Minnie Stewart Andrews lived on here until her death on 22 October 1952. Her daughter Lucy Jean Andrews (1901-1987), who was educated at Davenport College in Lenoir, was a long-time school teacher. She did not marry. In summers, between the academic years, she returned to the family home. James Milton Andrews (1907-1964) lived here with his mother until 1934 when he was married to Mabel Floreine Laughridge (1914-1976). The newlywed couple moved into the miller's house (#8) and was living there when a daughter, Mary Stewart Andrews (1935-1979), was born in June 1935. They subsequently returned to the family seat and were living there when their second child, James Milton Andrews Jr., was born on 15 October 1940. For a period in the 1930s and 1940s, Minnie Andrews resided in a small dower cottage that stood on the immediate west side of the house; however, she was living in the "big house" when she died.¹² According to family tradition she had asked to be buried in the cemetery on the knoll above the house; however, her daughter elected not to honor that request, and her body was buried at the Salem Church Cemetery, east of Washburn.

For a dozen years following Mrs. Andrews's death in autumn 1952, Lucy Jean Andrews and her brother James Milton Andrews Sr. and his wife and family occupied the family house above Roberson Creek. During this period Miss Andrews continued to teach school and to board in the areas where she taught during the school year, returning home for the summer. Cotton was replaced as a cash crop on the farm when former fields were planted with grass pastures for beef cattle. Soybeans and hay were also raised on the farm. The Carson-Andrews Mill stood unused. Early in this period, in 1954, the path of today's Andrews Mill Road (SR 1007) was rerouted to its present path across Roberson Creek and a bridge was built beside the wheel (#3) to carry the traffic across the creek. James Milton Andrews Sr. died on 6 May 1964 and was buried at Salem Church Cemetery. His widow was his sole heir (Rutherford Wills, N/424-425).

In the period following Mr. Andrews's death the house remained the home of his widow and his sister, who lived in the rooms on the east side of the center hall,, while his son, Mr. Andrews Jr., and his wife, Wanda Patricia Spratt (b. 1942), who were married in 1963, made their home in the west side of the house. A daughter, Bonnie Faye Andrews, was born to the young couple in August 1964 and a second daughter, Patricia Carol Andrews, arrived in February 1969. The growing family of Mr. Andrews Jr. prompted yet another change in the domestic arrangements of the family. In fall 1969 he built a smaller brick-veneer ranch house (now 667 Andrews Mill Road) on a small lot on the northeast side of the road where he and his family relocated in January 1970. In July 1970 Mrs. Andrews Sr. and Lucy Jean Andrews deeded that lot, near the

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east edge of the family holding, to Mr. Andrews Jr. and his wife (Rutherford Deeds, 327/428-29). A third daughter, Gail Marie Andrews, was born to the couple in August 1973. Mr. and Mrs. Andrews continue to reside at 667 Andrews Mill Road.

With the deaths of Mabel Floreine (Laughridge) Andrews and Lucy Jean Andrews, the ownership of the Carson-Andrews Mill, the Ben F. W. Andrews House, and the associated lands devolved to James Milton Andrews Jr. (b. 1940), the present owner of the mill and the ancestral acreage. Mrs. Andrews died first, in November 1976, and was buried beside her husband at Salem Church Cemetery. Her handwritten will has more the tenor of a directive to the family than that of the usual legalities. Her intent was that Lucy Jean Andrews continue to live in the family house, as her heir, that the mill and the associated family lands (the Catherine Cansler Carson dowry) pass to her son, and that the tract on the northwest edge of the Carson dowry, known in the family as the Deck place, go to her daughter, Mary Stewart (Andrews) Maynard (1935-1979) (Rutherford Estates, 76 E 216). Her wishes were honored. In April 1981 Lucy Jean Andrews conveyed all her interest in the Andrews property to her nephew, James Milton Andrews Jr. He, in turn, as executor of his sister's estate executed the necessary deeds to effect the planned division of the family property.¹³ Lucy Jean Andrews lived on in the house built by her father until her death in July 1987. Her nephew, Mr. Andrews Jr., was her sole heir and executor (Rutherford Estates, 87 E 312)/ In her last year(s) here she had the company of a grandnephew, David Allen Maynard (b. 1966), who remained in the house for a year or so after her death. Since about 1989 the house has stood furnished and maintained, and used by the family of James Milton Andrews Jr. on holidays and for family gatherings. The deteriorated barn was pulled down in 2004.

With her death in 1976 Mrs. Andrews effected yet another legacy to her family that has affected the fortunes, use, and appearance of the family holding. Having been a widow for a dozen years, and living with a spinster sister-in-law, and having a son employed in the Soil and Water Conservation Service of the United States Department of Agriculture, she decided in the last year of her life to place a portion of the open fields and pastures of the Andrews property in a managed woodlands program. In 1976 and 1977 a total of forty-six acres were planted in pines. On 15 April 1977 her son and executor issued checks to the North Carolina Department of Natural and Economic Resources and the USDA Agricultural Stabilization and Conservation Service for "Loblolly pines and tree planting" and the "woodland practice," respectively.

Lastly, in planning for the preservation of their family inheritance, James Milton Andrews Jr and his wife have set the Ben F. W. Andrews House apart on a tract within their larger holding. In December 2005, they conveyed a one-half undivided interest in that house tract to their three

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married daughters: Bonnie Faye Andrews Fisher, Patricia Carol Andrews Winesette, and Gail Marie Andrews Tarlton (Rutherford Deeds, 891/572-73). Three weeks later, in January 2006, they conveyed the other one-half undivided interest to the siblings (Rutherford Deeds, 893/145-46).

Architectural Significance

The statewide and local significance, respectively, of the Carson-Andrews Mill and the Ben F. W. Andrews House, reflect the important position each holds in the architectural history of North Carolina and Rutherford County. While no survey of grist mills throughout North Carolina has been conducted, and many (hundreds, literally) have been lost to changed technologies, obsolescence, and neglect, two sources, in addition to the files of the North Carolina State Historic Preservation Office, record the existence of most of those which have survived to the present. *Exploring the Old Mills of North Carolina*, the pioneering work in the field, published in 1985 and in print to the present, was written by Grimsley Taylor Hobbs Sr. Mr. Hobbs (b. 1932) is the son of Richard J. M. Hobbs who acquired historic Baldwin's Mill (NR, 1986) in Chatham County and restored it. In what is essentially a guidebook, Mr. Hobbs treated twenty-five mills in some detail while presenting shorter accounts of fourteen others. The three-volume series of guides to the historic architecture of North Carolina, written by Catherine W. Bishir, Michael T. Southern, and others and published between 1996 and 2003, present short accounts of a number of mills noted by Mr. Hobbs and others. Seventeen grist mills in North Carolina were listed in the National Register between 1970 and 1998, either individually or as components of historic districts bearing their names.¹⁴ The position of the Carson-Andrews Mill and the miller's house (#8) in the context of other surviving historic grist mills in North Carolina can be addressed with certainty.

The Carson-Andrews Mill is one of four nineteenth-century frame mill buildings that were standing into the early 1980s and published in 1983 in *The Historic Architecture of Rutherford County*. It was the most imposing, oldest, and best-preserved of the quartet. Walker's Mill, described in the county architectural survey publication as dating to ca. 1850, stands about three miles southeast of the Carson-Andrews Mill, beside Puzzle Creek and near the junction of Walker's Mill and Wells Mill roads (HARC, 50). During the period since 1983 the building has been renovated as a rental dwelling, sheathed with replacement weatherboards, and fitted with new fenestration. McKinney's Mill stands about two and a half miles south of Hopewell in eastern Rutherford County and about a mile inside the county's border with Cleveland County. The mill stands on the south side of McKinney Mill Road and beside the West Fork of Sandy Run, which flows south into the Broad River. Its construction date is cited as "prior to 1860" in

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the survey publication and the short, three-sentence entry for the building concludes with "Recently, the structure has been heavily remodeled" (HARC, 46). That effort probably included the addition of modern exterior sheet sheathing which now covers its elevations. The Washburn Mill, described as dating to ca. 1873, stands in southwest Rutherford County, near its border with Polk County on the Cleghorn Plantation, which is now operated as the Cleghorn Plantation Golf Club (HARC, 134). The photograph of the mill published in 1983 shows it in a deteriorated condition. While the published entry for the mill concludes with the sentence, "Restoration plans are in process," the building has enjoyed little attention in the last quarter of a century.¹⁵

The house completed in 1908 for Ben F. W. Andrews is one of three imposing Classical Revival (or Southern Colonial)-style houses in the county published in *The Historic Architecture of Rutherford County*. The other two, the James Dexter Ledbetter House and the Edgar Nollie Washburn House, have been listed in the National Register.¹⁶

The Carson-Andrews Mill

As Mr. Hobbs writes, grist mills were "a familiar feature of the 19th century countryside" sometimes standing alone with a pond or other impoundment or at the end of a long race that supplied the necessary water to turn the mill wheel. More often, as here at the Carson-Andrews Mill, they stood at the center of a rural industrial complex that could include saw and planing mills, a cotton gin, a general merchandise store, warehousing for both cotton and grains, as well as the home of the mill owner, the miller if he was a hired hand rather than the owner or a member of the household, and related agricultural and domestic outbuildings. In short, these complexes, including the Murray's Mill Historic district in Catawba County (NR, 1979), had something of a village character and with the neighborhood church(es) they were centers of rural life. While their components changed through the course of the nineteenth century, reflecting the means and interests of their owners and the needs of community and region, such industrial and commercial enterprises were a mainstay of rural life well into the twentieth-century interwar period. Their demise as critical centers of everyday existence came to an end with evolving technologies, mainly improved roller mill machinery and marketing which concentrated production in larger, modern, and often new facilities; the arrival of electrical power in virtually all the remote "corners" of the state during the interwar period; the transition from a rural agricultural-based economy and society in the late-nineteenth and early-twentieth century to one based on manufacturing; and the series of accompanying changes wrought throughout North Carolina during the Depression.

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Here in Rutherford County, at the Carson-Andrews Mill, the death of Benjamin F. W. Andrews in 1927 came as the broadly-based textile industry, with numerous plants in Forest City, Spindale, Rutherfordton, and Cliffside, claimed the sons (and daughters) of Rutherford County for its factories, and the Yelton Milling Company, founded in 1915 at Spindale, took on the increasingly important role of a large-scale commercial manufacturer and supplier of meal, flour, and other ground products to residents of the county and western North Carolina.¹⁷

Technology and social change, as well as personal circumstances, have had as their companion fire and flooding, and all have affected the survival of eighteenth, nineteenth, and early-twentieth century grist mills in North Carolina. A number of surviving mills, including Yates Mill in Raleigh (NR 1970), and the Carson-Andrews Mill stand on sites used for milling in the colonial period, and mills have been built and rebuilt at these favored locations through the generations. In some instances the replacement of a mill was by choice, including the decision, as here, to rebuild on firmer ground, while in others loss to fire, as at the Atkinson Mill in Johnston County in 1950, and flood damage forced rebuilding. Changes in ownership, as here when the property passed from John Cansler to his son-in-law James Withrow Carson, also prompted new building efforts or the remodeling and expansion of the existing mill as at Kapps Mill in Surry County, where the surviving mill building incorporates fabric from succeeding periods of its history.

Erected ca. 1830-1835 by James Withrow Carson, and operated by members of the Carson and Andrews families for about a century, the Carson-Andrews Mill is the oldest known surviving grist mill in Western North Carolina. With its well-executed construction, including heavy timber framing, spare transitional Federal/Greek Revival-style finish, and lambs tongue chamfering, it has been altered only by the addition of a cupola, probably in the 1880s. It predates by a generation the next known mill, Kapps Mill in Surry County, whose original building dates to the mid-nineteenth century. But the architectural and industrial significance of the Carson-Andrews Mill rises above that regional distinction. On a larger, statewide level, it is one of a near half-dozen surviving throughout the state that reflect the important historical role of mills and their architectural presence in the agrarian landscape. These buildings, comprising the oldest surviving grist mill buildings in North Carolina, date largely in their fabric and appearance to the first half of the nineteenth century. Three of these mills, Kerr, Bellamy's, and Yates mills, are listed in the National Register for their statewide significance.

Except for the singular construction of the Kerr Mill (NR, 1976) in Rowan County in brick in 1822-23, the use of stone for the building of Bellamy's Mill (NR 1974) on Fishing Creek in Nash County in about 1850-60, and the possible use of log construction for the very earliest and long-lost grist mills, the known grist mill buildings in North Carolina were frame buildings.

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Rectangular in form, standing on stone piers or a full stone foundation, these mills were usually two-stories-with-attic in height and covered with a side-gable roof. Most were sheathed with weatherboards; however, some few were covered with board and batten siding. The appearance and finish were simple, with generally symmetrical elevations holding centered doorways, and openings for light and ventilation that were sometimes fitted with glazed windows, as at Kerr Mill, but left unglazed as often, with the openings fitted with either hinged or sliding board-and-rail blinds. The openings in the elevations at the Carson-Andrews Mill, and those of both Baldwin's Mill and Yates Mill, were initially unglazed.

The finish and appearance of Baldwin's Mill, the Old Mill of Guilford (NR, 1982), the Carson-Andrews Mill, and Laurel Mill, Franklin County (NR 1975), represent the conventions of mill construction, and they have largely retained their classic form and appearance to the present. Of these, Baldwin's Mill of ca. 1790 is arguably the oldest frame mill in the state; however, it was much deteriorated in 1941 when Richard J. M. Hobbs acquired it and undertook its restoration. Milling on Beaver Creek in Guilford County is said to have begun in a mill built by Nathan Dillon in the mid-eighteenth century; however, the present building is believed to have been built in about 1822 for Joel Saunders, a later owner. Diminutive in height, it stands on a stone foundation and downstream of the earlier mill. The Carson-Andrews Mill was built about ten years later, ca. 1830-35, for James Withrow Carson to replace the earlier mill here of his father-in-law John Cansler which stood in the forks of Hunting and Roberson creeks. The Laurel Mill, standing on stone piers on Sandy Creek in Franklin County, is one of several frame grist mills which are said to date to the mid-nineteenth century; however, among the group it has remained surprisingly little altered and survives as a classic antebellum North Carolina grist mill. The original block of Yates Mill in Raleigh has the typical two-story with attic form, with flush eaves on its two-bay gable ends. Dating from the late-eighteenth or early-nineteenth century, it too stands on stone piers beside the stone dam that impounds its pond. Through time it has received shed-roof additions, like so many other mills, and in the process gained a more complex, arguably picturesque appearance that reflects the architectural character of nineteenth-century industrial facilities

The brick construction of Kerr Mill on Cathey's Creek in the Presbyterian Thyatira Church community is all the more of an anomaly since Oakland, the Kerr family seat, is a handsome Federal-style weatherboarded frame house of the same period. The mill stands on a tall mortared stone foundation. The use of stone for the mill built about 1850-1860 by John T. Bellamy (and William Hunter) on the Nash County side of Fishing Creek, which forms the county's boundary with Halifax County, is an altogether unique use of stone for a mill in a state where stone was

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little used for construction, other than foundations and chimneys, until the late nineteenth century.

Although it is as yet unclear whether the two-story frame house known as the miller's house (#8) was built specifically for occupation by the miller or whether it was initially a Carson family residence that came to be used as the residence of the employed miller and his family, it is one of the small number of such companion buildings to survive in North Carolina.

Ben F. W. Andrews House

A degree of uncertainty exists as well regarding the construction of the rambling one-story weatherboarded frame house occupied by the Andrews family until the completion of the Colonial Revival-style house (#4) in 1908. A documentary photograph, dating to ca. 1900-1902, shows it to be composed of at least four one-story blocks, covered with wood shingle gable roofs, with a porch across its north front and another, shed-roof porch along the east side. The house yard, planted with roses and other flowering shrubs (in bloom), is retained by a tumbled stone wall and a parallel horizontal board fence. The house is believed to have stood to the east of the new house and in the area of its lawn where a small grove of white pine trees were planted about 1965 and stand today. Whether some part of the house might have been a part of the Carson family residence here, or whether it was built entirely anew in an additive fashion by Ben F. W. Andrews, beginning in about 1878 when his father gained a forty percent interest in the property, or in 1881 when James Milton Andrews increased his ownership to eighty percent, or later in 1886 when Ben F. W. Andrews acquired the remaining twenty percent interest, remains unclear. However, following his marriage in 1900 and the birth of a daughter in 1901, Ben F. W. Andrews came to consider the construction of a new house as the seat of his growing industrial complex. The new house would be under construction when the second of his two children, a son, James Milton Andrews (Sr.) was born on 11 June 1907. According to family tradition the new house was occupied in 1908. The flower house (#5) was built shortly thereafter.

In retrospect, Mr. Andrews's decision to build a handsome Colonial Revival-style house reflected the enterprise and ambition he brought to the turn-of-the-century rebuilding and expansion of the milling and ginning operations here. It also represented a significant departure from the conventions of rural house building in Rutherford County. At a time when many rural North Carolina and local home builders were still erecting asymmetrical one- and two-story late-Victorian houses, albeit with certain Colonial or Classical Revival features and detailing, or the equally usual two-story three-bay house with a one-story ell on the order of the miller's house (#8), Mr. Andrews embraced a different vision. He gave over the rambling one-story house on

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his property, which was typical of its period and which remained a principal house form in rural Rutherford County whether workmanlike in its finish or embellished with late-Victorian or Colonial Revival detailing. In effect he returned to the classical symmetry of his childhood home, the Hamilton-Andrews House, a transitional Federal/Greek Revival-style brick house built for Benjamin Hamilton. Following his purchase of the Hamilton House in October 1859, James Milton Andrews added the highly decorative Italianate two-tier, center-bay porch on its three-bay face, and he made some few other improvements. But the house in which Ben F. W. Andrews lived from about four months in age until his late twenties retained its chaste antebellum character. Standing about six miles to the north, overlooking the broad bottomlands of Cane Creek, it was then and remains a residence of his Andrews kinsmen.

The house Ben F. W. Andrews built both recalled the past, in its symmetrical center-hall, double-pile plan and its two-tier entrance-bay porch, and it anticipated the character of much residential construction through the 1910s and into the 1920s in the county's towns. The richly-wrought Italianate porch was replaced by a two-tier classical porch whose columns have Roman Ionic capitals on both levels. These columns are linked by a turned railing on both stories. On the first story the porch wraps both side elevations and continues across the rear of the main block to carry along the east side of the ell. The house is crowned by a balustraded widow's walk atop the hip roof. This symmetrical composition, including expansive porches, Colonial detailing, and the widow's walk, would be repeated in many variations throughout the region and the state. But the two-tier center-bay porch would soon be replaced by a two-story portico, appearing by 1909 at the Kenneth L. Howard House (NR, 1982) in Dunn, Harnett County, and a few years later on the grand dwellings built in Rutherford County for James Dexter Ledbetter at Forest City and Edgar Nollie Washburn in Washburn.

The Andrews, Ledbetter, and Washburn houses, together with a contemporary pair of late Queen Anne-style houses in the western part of the county built by Guilford Nanney for John Logan and C. E. Williams, are the last imposing historic houses built in rural Rutherford County. Although built in 1914 on a sizable acreage, in the once rural yet suburban area between Forest City and Spindale, the Ledbetter House was also a harbinger of the dramatic changes affecting society and the landscape of Rutherford County. James Dexter Ledbetter (1871-1926) was a founder in 1904 of the first bank in Forest City, and in 1923 he became president of the National Bank of Forest City. As a banker his fortunes were associated with the burgeoning textile industry in Rutherford County that was centered on an axis along the railroad between Forest City and Spindale, with large plants in Rutherfordton and Cliffside as well. The economic initiative was passing from the countryside to the county's towns, with their mills and mill villages, where the owners and managers of the mills and those in related professions would build the next generation of

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important houses in Rutherford County. The Ben F. W. Andrews House, overlooking a colonial period mill site and a mill erected ca. 1830-1835, a now-lost saw and planing mill, cotton gin, and barn, represented the climax of Rutherford's old agrarian society. Today the house and the Carson-Andrews Mill reflect the rise and promise of that now-abandoned way of life.

Endnotes

1. For reasons lost to history the committee given the charge "to lay off and appoint the place, where the Court House, Prison & Stocks for the use of the said County shall be built, and there to erect or cause the same to be erected" did not fulfill their obligation. The members of this original committee were Benjamin Harden, Thomas Welch, Abraham Kuyrkendol, John Earls and John Potts (*State Records of North Carolina*, 24/237). In 1781 the State Legislature appointed a new committee of five men to locate the Rutherford County Court House. These men chose to locate the county seat on land belonging to James Holland in the forks of Shepherd's Creek near the Gilbertown settlement. In 1782 four of these men (John Earl, Robert Porter, William Whitside, and James Miller) and Andrew Hampton were appointed by the North Carolina Legislature to purchase fifty acres from Mr. Holland and to build the court house and other public facilities on the acreage (*State Records of North Carolina*, 24/473). In the event this low-lying land and the building(s) erected thereon proved unsatisfactory, and in 1786 a fifty-acre tract forming the center of today's Rutherfordton was purchased as the site of the Rutherford County court house (Rutherford Deeds, G/185).
2. These acquisitions included a State Patent for twenty-eight acres (Rutherford Deeds, 15-17/323-24), the purchase of forty-one and one-half acres in 1802 of Isaac Canady (Rutherford Deeds, 18-19/170-72), the acquisition of the house of John Gwalterny and his 100 acres on Hunting Creek in 1803 (Rutherford Deeds, 22/57-58), and in 1804 the purchase of 200 acres of John Early (Rutherford Deeds, 22/49-50).
3. The most comprehensive and important genealogy of the Cansler family is *The Cansler Family in America* compiled by William Clifford Roberts Jr. (b. 1958) and published in 2001. It is the principal source for information on John Cansler and his family and on his daughter Catherine Cansler and her husband James Withrow Carson appearing in this nomination. See also the pioneering Cansler genealogy, *The Cansler Family*, compiled by Stella Cansler Haggerty (192_-1998), which Mr. Roberts acknowledges.

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4. Philip Cansler's sawmill is believed to have stood near the Cansler homestead which occupied grounds on what is now the west side of the 1100 block of South Aspen Street (Business US 321) in Lincolnton. The Cansler house remained a family residence through the death of Henry Cansler (1800-1875), until 1878 when it was sold out of the family. According to tradition the bold, tumbled stone walls which now partially enclose the lawn of a later nineteenth-century house on the site originally enclosed the grounds of the Cansler homestead. See Phillips, *The Cansler Family in America*, 7, 151-53.
5. Often in this period family lands were devised to the sons of a family and the daughters received cash money and/or other bequests. Philip Cansler Sr. made provision for each of his six daughters to receive acreage. In the settlement of this estate the commissioners awarded tracts of 120 acres to each of the female siblings.
6. This map is held in the Speculation Lands Collection (Item #136/0405), D. H. Ramsey Library, Special Collections, University of North Carolina at Asheville, Asheville, NC. The map is unsigned; however, the collection description states that the bulk of such surveys of individual plats and tracts of land "fall between the years of 1797 and 1835 and are the work of Rutherford County Chief Surveyor, Francis Alexander."
7. A judgment of the Rutherford County Superior Court against William DePriest and William Baber forced the auction sale of a tract of 416 acres belonging to Mr. DePriest in April 1822. James Withrow Carson bid the property in at the auction on the 8th and on the 16th William Carson, sheriff of Rutherford County, deeded the tract to his nephew (Rutherford Deeds, 34/176-77). One week later another property of William DePriest, a tract of 200 acres on Biggerstaff Mountain, was put up for sale by the sheriff, and it too was bid in by James Withrow Carson. The deed for this second tract was executed by Sheriff Carson to Mr. Carson on 26 April 1822 (Rutherford Deeds, 34/198-99). The DePriest descendants of John Cansler would never enjoy the prosperity and station of that held by those bearing the Carson surname in nineteenth-century Rutherford County.
8. Why William P. Carson (1827-1881), alone among James Withrow Carson's ten surviving children, did not receive a share in the division of his real property remains unanswered. In December 1853 Joseph L. Carson (1832-_____) sold his assigned tract of fifty-eight acres to his mother for \$550 (Rutherford Deeds, 48/36-37), and in August 1857 Barbara (Carson) Elliott sold her 62-acre tract for \$800 to her mother (Rutherford Deeds, 47/294-95). Both tracts adjoined the dower tract.

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9. On 5 February 1891 he purchased a tract of ninety and one-quarter acres on Hunting Creek, on the northwest edge of the former Carson holding, from W. L. and M. P Long of Mecklenburg County for \$902.50 (Rutherford Deeds, 64/38-40). This acreage came to be known in the family as the "Deck place." On 4 January 1892 he purchased a small parcel of two acres lying at the confluence of Roberson and Hunting creeks from John Gray Bynum DePriest (1843-1922), the second son of Mrs. Carson's miller, for \$40 (Rutherford Deeds, 65/198-99). The Andrews' holding here on Roberson Creek would remain unchanged until 1943 and the purchase of the Weast lands (27.44 acres) on the southwest edge of the Catherine Carson dowry.
 10. One of the two small houses stood about midway between the miller's house (#8) and the cemetery . It deteriorated and was pulled down in the 1960s. The second house stood southwest of the cemetery. It too fell into poor condition and was pulled down in the 1970s.
 11. These photographs and records are held by Mr. and Mrs. James Milton Andrews Jr., the owners of the Carson-Andrews Mill and most of the residual acreage.
 12. After her death that building was sold and moved off the property.
 13. Following her divorce, Mary Stewart (Andrews) Maynard returned to Rutherford County and built a small brick-veneer ranch house beside the residence of her brother. On 30 May 1977 Mr. and Mrs. Andrews Jr, and Lucy Jean Andrews deeded her the lot on the northeast side of Andrews Mill Road on which the house stands (Rutherford Deeds, 384/540-41). Mrs. Maynard died on 5 November 1979 and named her brother as trustee for her three underage children (Rutherford Estates, 80 E 143). In three deeds dated in November 1981 the planned disposition of the family property was effected. See Rutherford Deeds, 428/697-702 and 429/463-65.
 14. Of these seventeen, two mills collapsed and became ruins. Morgan's Mill in Transylvania County has been lost and a new structure may have been built at the site. Taylor's Mill in Nash County, deteriorated and in disrepair when it was listed in 1980, is also lost. Of the fifteen that remain, two, Dellinger's Mill in Mitchell County (NR, 1998) and the Elkin Creek Mill in Wilkes County (NR, 1982) are located in western North Carolina.
 15. This author gratefully acknowledges the cooperation and courtesy of Claude Robert Wells, Jr. (b. 1941), a resident of Wells Mill Road in the Washburn community, who

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served as a guide for a tour of these mills and the Lawing Mill at Gilkey on 3 December 2007. The history of the Lawing Mill (HARC, 63) and its fitting up with mill machinery in the early twentieth century remains to be fully documented as does the history of the county's other nineteenth century mills. Mr. Wells is a member of the family whose name is associated with the operation of the long-lost Wells Mill that was also located on Puzzle Creek, southeast of Washburn, and predated Walker's Mill.

16. The Washburn house, standing about 1.7 miles southeast of Andrews Mill, is a part of the Washburn Historic District (NR, 2002). This author prepared that nomination.
17. The Yelton Milling Company was acquired in 1988 by Lakeside Mills, Inc., and is operated as a division of the parent company. It is the only producer of corn meal, flour, and related products in Rutherford County, which are marketed under both the Yelton and Lakeside names throughout the Southeast.

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10. GEOGRAPHICAL DATA

UTM coordinates continued:

5. 17 E424030 N3918340
6. 17 E423660 N3918560
7. 17 N423700 N3918720

Verbal Boundary Description

The boundary of the two tracts included in this nomination are outlined in pencil on the enclosed map of the larger, residual Andrews family property prepared by D. Scott Bostic, Ellenboro, NC, at a scale of one inch equals 200 feet, and dated 9 September 2004.

Boundary Justification

The boundary of the larger tract, comprising approximately thirty-five acres, is drawn to include the site and intact historic setting of the Carson-Andrews Mill, the Ben F. W. Andrews House, and the related historic resources. This boundary, crafted to encompass the historic resources of the nominated property in an appropriate setting of both manmade and natural features typical of rural properties, includes lines dating to 1853, when the Catherine Carson dowry was set apart within the larger Carson plantation; the paths of both Andrews Mill and Engineer Roads; lines crafted in 2004 for the division of the now residual acreage among the three daughters of James Milton and Wanda Patricia Andrews; the path of a farm road, and others drawn to embrace the historic resources within their historic setting.

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Schedule of Photographs

1. Name of property: Carson-Andrews Mill and Ben F. W. Andrews House
2. County and State: Rutherford County, North Carolina
3. Name of photographer: Davyd Foard Hood
4. Date of photographs: 2 September 2006, 3 December 2006, 3 December 2007
5. Location of original negatives: Division of Archives and History, Raleigh, NC

List of Photographs

- A. Carson-Andrews Mill (#2), overall view, looking southwest (December 2007).
- B. Carson-Andrews Mill, south gable end, looking north/northeast (December 2007).
- C. Carson-Andrews Mill, view of stair rising from first to second story in the southeast corner, looking southeast (September 2006).
- D. Waterwheel and stone mount (#3) and bridge (#7), looking northeast (December 2007).
- E. Mill race in woodland floor, looking east/southeast (December 2006).
- F. Ben F. W. Andrews House (#4), overall view, looking south/southeast (September 2006).
- G. Ben F. W. Andrews House and flower house (#5), looking south/southwest (September 2006).
- H. Ben F. W. Andrews House, first-story stair hall, looking north (September 2006).
- I. Miller's house (#8), overall view, looking southeast (December 2007).